175.0	0008	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,900 / 660,900
					USE VALUE:	660,900 / 660,900
					ASSESSED:	660,900 / 660,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HICKEY ROBERT C & SANDRA R
Owner 2:	
Owner 3:	
Street 1:	182 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,021 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Clapboard Exterior and 1586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5021.000	261,500		399,400	660,900
Total Card	0.115	261,500		399,400	660,900
Total Parcel	0.115	261,500		399,400	660,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.71 | /Parcel: 416.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117741
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,500	0	5,021.	399,400	660,900	660,900	Year End Roll	12/18/2019
2019	101	FV	215,000	0	5,021.	393,700	608,700	608,700	Year End Roll	1/3/2019
2018	101	FV	215,100	0	5,021.	302,400	517,500	517,500	Year End Roll	12/20/2017
2017	101	FV	215,100	0	5,021.	285,300	500,400	500,400	Year End Roll	1/3/2017
2016	101	FV	215,100	0	5,021.	262,500	477,600	477,600	Year End	1/4/2016
2015	101	FV	210,600	0	5,021.	245,400	456,000	456,000	Year End Roll	12/11/2014
2014	101	FV	210,600	0	5,021.	226,000	436,600	436,600	Year End Roll	12/16/2013
2013	101	FV	210,600	0	5,021.	226,000	436,600	436,600		12/13/2012

!13696!

PRINT

Date	Time
12/11/20	03:37:07

LAST REV

Date	Time
09/06/18	18:06:40
apro	
13696	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RILEY PAUL /ETA	23604-165		8/31/1993		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	117741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2012	119	Siding	14,277					
3/25/1998	143	Manual	2,000					REBUILD PORCH
4/5/1995	158		1,800					ADD TO WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
3/16/2009	Meas/Inspect	372	PATRIOT
2/18/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5021		Sq. Ft.	Site		0	70.	1.14	6									399,442						399,400	

Total AC/HA:	0.11527	Total SF/SM:	5021	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,442	Spl Credit		Total:	399,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355324
Depreciation:	93805
Depreciated Total:	261518

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

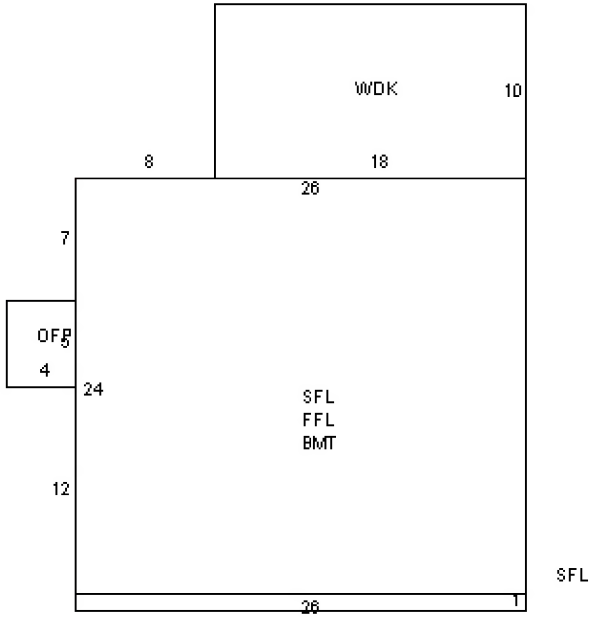
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	124.64
Final Total:	261500	Val/Su SzAd	205.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	182.230	118,451
BMT	Basement	624	72.440	45,201
FFL	First Floor	624	182.230	113,713
WDK	Deck	180	11.550	2,080
OFP	Open Porch	20	44.000	880

Net Sketched Area:	2,098			Total:	280,325
Size Ad	1274	Gross Are	2098	FinArea	1586

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	